146.0	0004	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,200 /	761,200
					USE VALUE:	761,200 /	761,200
					ASSESSED:	761,200 /	761,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE JAMES D & BETTY G	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	173 SCITUATE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	LEE JAMES D & BETTY G -
Owner 2:	-
Street 1:	173 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 7,336 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Vinyl Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7336.000	240,800	8,300	512,100	761,200
Total Card	0.168	240,800	8,300	512,100	761,200
Total Parcel	0.168	240,800	8,300	512,100	761,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.41 | /Parcel: 407.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

96103

GIS Ref

GIS Ref

Insp Date

05/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,800	8300	7,336.	512,100	761,200	761,200	Year End Roll	12/18/2019
2019	101	FV	219,800	8700	7,336.	480,100	708,600	708,600	Year End Roll	1/3/2019
2018	101	FV	219,800	8700	7,336.	396,800	625,300	625,300	Year End Roll	12/20/2017
2017	101	FV	219,800	8700	7,336.	364,800	593,300	593,300	Year End Roll	1/3/2017
2016	101	FV	219,800	8700	7,336.	332,800	561,300	561,300	Year End	1/4/2016
2015	101	FV	198,300	9000	7,336.	326,400	533,700	533,700	Year End Roll	12/11/2014
2014	101	FV	198,300	9000	7,336.	303,400	510,700	510,700	Year End Roll	12/16/2013
2013	101	FV	198,300	9000	7,336.	288,700	496,000	496,000		12/13/2012

!11440!

PRINT

Date	Time
12/11/20	01:36:42

LAST REV

Date	Time
05/30/18	13:32:45

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11440

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE JAMES D & B	68961-158		3/2/2017	Convenience	1	No	No		Christine W Lee-remainder
	11926-78		12/1/1970		36,800	No	No		N

USER DEFINED

Prior Id # 1:	96103
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	Meas/Inspect	BS	Barbara S
3/12/2009	Inspected	189	PATRIOT
1/27/2009	Measured	336	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7336		Sq. Ft.	Site		0	80.	0.87	9									512,065						512,100	

Total AC/HA: 0.16841 | Total SF/SM: 7336 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 512,065 | Spl Credit | Total: 512,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	8	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00240004
Adj $ / SQ:	128.558
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348919
Depreciation:	108165
Depreciated Total:	240754

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

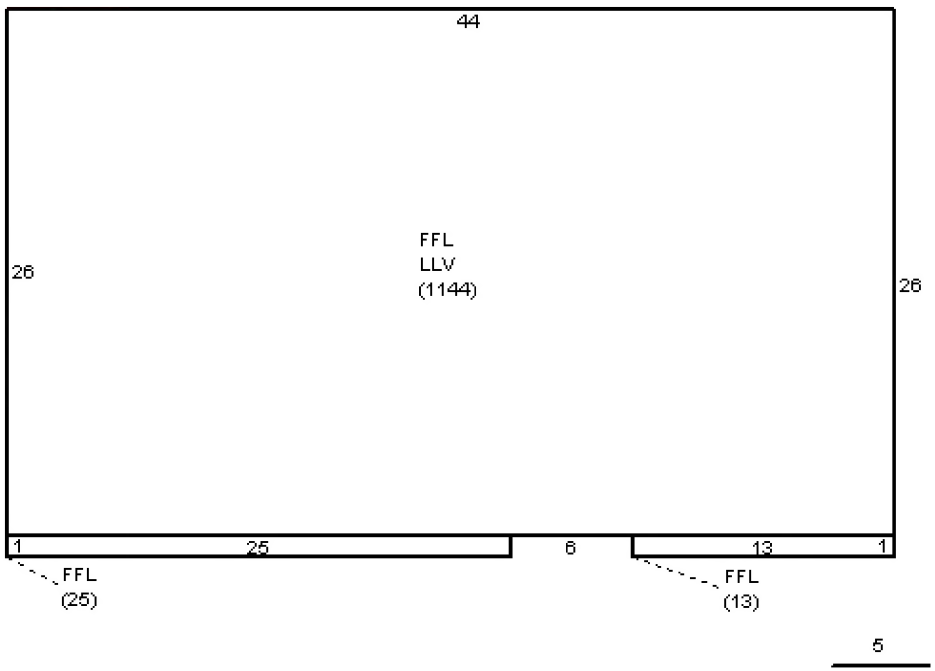
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.56
Special Features:	0	Val/Su Net:	103.53
Final Total:	240800	Val/Su SzAd	203.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,182	128.560	151,955
LLV	Lower Level	1,144	83.880	95,963

Net Sketched Area:	2,326	Total:	247,918
Size Ad	1182	Gross Are	2326	FinArea	1868
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	18X36	A	AV	1988	17.13	T	24.8	101			8,300			8,300
2	Frame Shed	D	Y	1	12X8	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:	8,300	Total Special Featues:		Total:	8,300

IMAGE

AssessPro Patriot Properties, Inc